060.0	0004	0005.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,021,400	/	1,021,400
USE VALUE:	1,021,400	/	1,021,400
ASSESSED:	1,021,400	/	1,021,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
144	-146	LOWELL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CREEDON KATHLEEN E--ETAL
Owner 2:	PALOMBO RUTH D
Owner 3:	
Street 1:	144 LOWELL STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .137 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Wood Shingle Exterior and 2676 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5960.000	602,200		419,200	1,021,400
Total Card	0.137	602,200		419,200	1,021,400
Total Parcel	0.137	602,200		419,200	1,021,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 381.69 | /Parcel: 381.69

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 39791

GIS Ref

GIS Ref

Insp Date 10/29/18

!5253!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 060.0-0004-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	602,200	0	5,960.	419,200	1,021,400		Year end	12/23/2021
2021	104	FV	575,200	0	5,960.	419,200	994,400		Year End Roll	12/10/2020
2020	104	FV	575,200	0	5,960.	419,200	994,400	994,400	Year End Roll	12/18/2019
2019	104	FV	423,900	0	5,960.	413,200	837,100	837,100	Year End Roll	1/3/2019
2018	104	FV	423,900	0	5,960.	317,400	741,300	741,300	Year End Roll	12/20/2017
2017	104	FV	397,500	0	5,960.	299,400	696,900	696,900	Year End Roll	1/3/2017
2016	104	FV	397,500	0	5,960.	275,400	672,900	672,900	Year End	1/4/2016
2015	104	FV	354,100	0	5,960.	257,500	611,600	611,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	01:52:40

LAST REV

Date	Time
04/16/19	14:27:51
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5253

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	14760-111		10/1/1982		83,000	No	No		Y

USER DEFINED

Prior Id # 1:	39791
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/13/2010	431	Manual	6,000					ELECTRICAL WORK AS
4/14/2010	305	Addition	130,000					16X24REAR ADDITION

ACTIVITY INFORMATION

Date	Result	By	Name
10/29/2018	MEAS&NOTICE	CC	Chris C
7/1/2010	Info Fm Prmt	BR	B Rossignol
3/5/2009	Measured	372	PATRIOT
1/13/2000	Mailer Sent		
1/10/2000	Measured	163	PATRIOT
11/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5960		Sq. Ft.	Site		0	70.	1.00	6									419,161						419,200	

Total AC/HA:	0.13682	Total SF/SM:	5960	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total: 419,161	Spl Credit	Total: 419,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.04237664
Const Adj.:	0.99980003
Adj $ / SQ:	187.590
Other Features:	131500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	739801
Depreciation:	137603
Depreciated Total:	602198

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

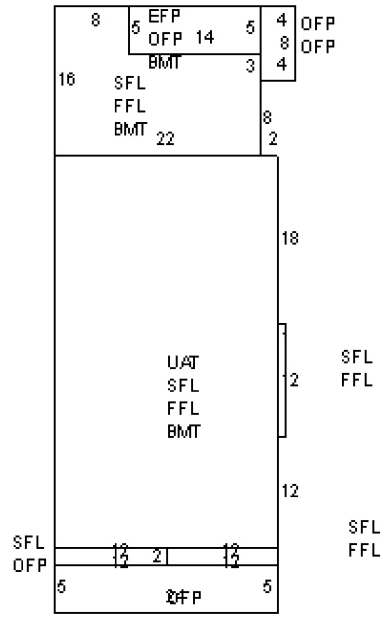
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	187.59
Special Features:	0	Val/Su Net:	129.90
Final Total:	602200	Val/Su SzAd	225.04

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,360	56.280	76,537
SFL	Second Floor	1,350	187.590	253,247
FFL	First Floor	1,326	187.590	248,745
OFP	Open Porch	278	22.430	6,236
UAT	Upper Attic	252	75.040	18,909
EFP	Enclos Porch	70	66.100	4,627

Net Sketched Area:	4,636			Total:	608,301
Size Ad	2676	Gross Area	5392	FinArea	2676

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

060.0-0004-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	